

AGENDA
ZONING REVIEW BOARD
THURSDAY, JULY 1, 2004
6:00 P.M., CITY HALL, COUNCIL CHAMBER, SECOND FLOOR

NEW CASES:

Z-04-43 – An Ordinance to rezone from the R-3 (Single-Family Residential) District to the PD-H (Planned Development-Housing) District, property located at **3105 Cascade Road, S.W.**, fronting approximately 677.48 feet on the northside of Cascade Road beginning at the northwest corner of Lynhurst Drive. Depth: Approximately 1047.7 feet; Area: 15.57 acres; Land Lot 233, 14th District, Fulton County, Georgia.
OWNER: CASCADE UNITED METHODIST CHURCH, INC.
APPLICANT: JOHN WIELAND HOMES AND NEIGHBORHOODS, INC.
BY: MICHAEL W. TYLER, ESQ.
NPU-I COUNCIL DISTRICT 10

Z-04-45/Z-93-38 – An Ordinance to amend Ordinance Z-93-38, adopted by City Council December 20, 1993 and approved by the Mayor December 27, 1993, rezoning from the I-1 (Light Industrial) District to the C-5-C (Central Business Support-Conditional) District, property located at **Northside Drive/Nelson Street/Haynes Street/Peters Street/McDaniel Street, S.W. (Castleberry Hill)** for the purpose of approving a change of conditions.
NPU-M COUNCIL DISTRICT 4
BY: COUNCILMEMBERS CLETA WINDSLOW AND IVORY LEE YOUNG, JR.

Z-04-47 – An Ordinance to rezone from the SPI-11 (Ashby Station Special Public Interest) District to the PD-H (Planned Development-Housing) District, property located at **1094 Mayson Turner Road, N.W.**, fronting 279.18 feet on the southerly side of Mayson Turner Road beginning at the southeast intersection with the MARTA right-of-way. Depth: 621.56 feet; Area: 3.1696 acres; Land Lot 115, 14th District, Fulton County, Georgia.
OWNER: JLW DEVELOPMENT COMPANY
APPLICANT: JAMES R. BAILEY
NPU-K COUNCIL DISTRICT 3

Z-04-48 – An Ordinance to rezone from the R-4A (Single-Family Residential) District to the PD-H (Planned Development-Housing) District, property located at **2289-2311-2315 Paul Avenue, N.W.**, fronting approximately 212.59 feet on the northeasterly side of Paul Avenue beginning at the northeast corner of Thomas Road. Depth: Varies; Area: 5.52 acres; Land Lot 253, 17th District, Fulton County, Georgia.
OWNER: COLQUITT CONSTRUCTION, INC.
APPLICANT: JAMES R. BAILEY
NPU-D COUNCIL DISTRICT 9

Z-04-53 – An Ordinance to rezone from the R-5 (Two-Family Residential) District to the R-4B (Single-Family Residential) District, property located at **452 Lindsay Street, N.W.**, fronting 104 feet on the west side of Lindsay Street beginning at the southwest corner of Jett Street. Depth: 90 feet; Area: 9,353 square feet; Land Lot 111, 14th District, Fulton County, Georgia.

OWNER: WILLIAM C. COLEMAN

APPLICANT: SAME

NPU-L

COUNCIL DISTRICT 3

Z-04-55 – An Ordinance to rezone from the R-4 (Single-Family Residential) District to the RG-3 (Residential General Sector 3) District, property located at **302-306 Laurel Avenue, S.W.**, fronting 138.67 feet on the east side of Laurel Avenue beginning at the southeast corner of Westview Drive. Depth: Varies; Area: 0.8681 acre; Land Lot 149, 14th District, Fulton County, Georgia.

OWNER: STEVEN M. BOYD

APPLICANT: SAME

NPU-T

COUNCIL DISTRICT 4

Z-04-56 – An Ordinance to rezone from the R-4 (Single-Family Residential) District to the R-4A (Single-Family Residential) and R-4B (Single-Family Residential) Districts, property located at **799-811 Drewry Street, N.E.**, fronting 144.76 feet on the southside of Drewry Street beginning 717.4 feet east from the southeast corner of Ponce de Leon Place. Depth: 170.0 feet; Area: 0.52 acre; Land Lot 17, 14th District, Fulton County, Georgia.

OWNER: DREWRY STREET PROPERTIES, LLC ET AL

APPLICANT: DREWRY STREET PROPERTIES

BY: JON A. GOTTLIEB, ATTORNEY

NPU-F

COUNCIL DISTRICT 6

Z-04-57 – An Ordinance to rezone from the I-1 (Light Industrial) District to the PD-H (Planned Development-Housing) District, property located at **2001 Marietta Road, N.W.**, fronting 726.58 feet on the northerly side of Marietta Road beginning at the intersection of the northerly right-of-way of Marietta Road with the southeasterly right-of-way of The Atlanta Water Works Railroad. Depth: Varies; Area: 13.253 acres; Land Lot 229, 17th District, Fulton County, Georgia.

OWNER: MARIETTA STREET INVESTMENTS, LLC

APPLICANT: BROCK BUILT, LLC

BY: ROBERTY L. ZOECKLER, ATTORNEY

NPU-D

COUNCIL DISTRICT 9

DEFERRED CASES:

Z-03-84 – An Ordinance to rezone from the RG-2 (Residential General-Sector 2) District to the C-1 (Community Business) District, property located at **846-850-854 Hank Aaron Drive, S.E./21 Ormond Street, S.E.**, fronting 143.58 feet on the east side of Hank Aaron Drive beginning at the southeast corner of Ormond Street. Depth: 200 feet; Area: 28,688 square feet; Land Lot 54, 14th District, Fulton County, Georgia.

OWNER: HOA T. LE

APPLICANT: RICK S. SEXTON

NPU-V

COUNCIL DISTRICT 1

Z-03-86 – An Ordinance to rezone from the R-5 (Two-Family Residential) District to the RG-3 (Residential General-Sector 3) District, property located at **758 Carter Street, N.W.**, fronting 43.61 feet on the south side of Carter Street beginning 113.6 feet east from the southeast corner of James P. Brawley Drive. Depth: Varies; Area: 21,707 square feet; Land Lot 110, 14th District, Fulton County, Georgia.

OWNER: KEN JORDAN

APPLICANT: SAME

NPU-L

COUNCIL DISTRICT 3

Z-04-32 – An Ordinance to amend the 1982 Zoning Ordinance of the City of Atlanta, as amended, by amending Part 16, Chapter 20C, Section 16-20C.007(5)(a) so as to revise certain development controls within the Martin Luther King, Jr., Landmark District; and for other purposes.

BY: COUNCILMEMBER DEBI STARNES

REVISED

AGENDA
ZONING REVIEW BOARD
THURSDAY, JULY 8, 2004
6:00 P.M., CITY HALL, COUNCIL CHAMBER, SECOND FLOOR

CASE REFERRED BACK FROM ZONING COMMITTEE:

***Z-04-29** – *An Ordinance to amend the 1982 Zoning Ordinance of the City of Atlanta by rezoning from the I-1, I-2, C-1, C-2, C-3, R-4, R-4A, R-5 and RG-3 Districts to the C-1, MRC-1, MRC-2, MR-2, MR-3, MR-4B, and O-I District properties located on either side of Donald Lee Holowell Parkway, N.W. (fka Bankhead Highway, N.W.) and for other purposes.*

NPU-G, H, I, J, K **COUNCIL DISTRICT 3 & 9**
BY: ZONING COMMITTEE

NEW CASES:

Z-04-24 – An Ordinance to amend various sections of the zoning code of the City of Atlanta, for the purpose of clarifying and/or redefining certain terms in Section 16-29.001(16) “Human Services” and including Personal Care Homes, Rehabilitation Centers, Nursing Homes and to add a definition for Assisted Living Facilities; to provide how permit applications for such uses are to be processed; to regulate the parking required for such uses; to amend various sections of the Zoning Code to specify where and how such uses may be permitted and for other purposes.

BY: COUNCILMEMBERS IVORY LEE YOUNG, JR., CLETA WINSLOW, CARLA SMITH AND NATALYN ARCHIBONG

Z-04-46 – An Ordinance to amend the 1982 Zoning Ordinance of the City of Atlanta, as amended, by creating a New Chapter entitled Chapter 18V, SPI-22, **Memorial Drive – Martin Luther King, Jr., Drive Corridor** regulations and to amend the Official Zoning Map by supplanting existing zoning districts R-5, RG-4, RG-5, C-1, C-1-C, C-2, C-2-C, C-3, I-1, I-1-C, I-2, PD-H, and LD-20A, with said SPI-22 District and to amend Chapter 28A.010 by adding a new Subsection (47) SPI-22, Memorial Drive – Martin Luther King, Jr., Drive Corridor District; and for other purposes.

NPU-V, W, N **COUNCIL DISTRICT 1 & 5**
BY: ZONING COMMITTEE

Z-04-44 – An Ordinance to rezone from the R-1 (Single-Family Residential) District to the PD-H (Planned Development-Housing) District, property located at **1671 West Paces Ferry Road, N.W.**, fronting approximately 331.62 feet on the north side of West Paces Ferry Road beginning at the northwest corner of Nancy Creek Road. Depth: Varies; Area: 11.232 acres; Land Lot 217 and 218, 17th District, Fulton County, Georgia.
OWNER: NANCY CREEK OVERLOOK, LLC
APPLICANT: SAME
BY: CARL E. WESTMORELAND, JR., ATTORNEY
NPU-A COUNCIL DISTRICT 8

Z-04-51 – An Ordinance to rezone from the I-1 (Light Industrial) District to the PD-MU (Planned Development-Mixed Use) District, property located at **166 16th Street, N.W.**, fronting 136.90 feet on the south side of 16th Street beginning at the southeast corner of Fowler Street. Depth: 361 feet; Area: 1.307 acres; Land Lot 108, 17th District, Fulton County, Georgia.
OWNER: MADISON MIDTOWN, LLC
APPLICANT: J. CHARLES HENDON
BY: CARL E. WESTMORELAND, JR., ATTORNEY
NPU-E COUNCIL DISTRICT 2

Z-04-52 – An Ordinance to rezone from the R-4 (Single-Family Residential) District to the PD-MU (Planned Development-Mixed Use) District, property located at **Brenda Drive, S.W.**, fronting 415.78 feet on the south side of Brenda Drive beginning 50 feet east from the southeast corner of Fairburn Road. Depth: 1444.43 feet; Area: 13.5303 acres; Land Lot 36, 14th District, Fulton County, Georgia.
OWNER: PRINCETON LAKES, LLC
APPLICANT: JAMES R. BAILEY
NPU-P COUNCIL DISTRICT 11

Z-04-54 – An Ordinance to rezone from the I-1-C (Light Industrial-Conditional) District and the I-2 (Heavy Industrial) District to the LW (Live Work) District, property located at **972-980-990-1000-1022 Marietta Street, N.W.**, fronting 600.84 feet on the southwesterly side of Marietta Street beginning approximately 577 feet northwesterly from the northwest corner of Jefferson Street (Now Abandoned). Depth: Varies; Area: 4.5921 acres; Land Lot 112, 14th District, Fulton County, Georgia.
OWNER: NEWPORT INVESTMENT GROUP, LLC
APPLICANT: SAME
BY: CARL E. WESTMORELAND, JR., ATTORNEY
NPU-E COUNCIL DISTRICT 3

Z-04-58 – An Ordinance to rezone from the R-3 (Single-Family Residential) District to the R-3A (Single-Family Residential) District, property located at **4500 Stella Drive, N.W.**, fronting 167 feet on the westerly side of Stella Drive beginning approximately 550 feet northwesterly from the northwest corner of Powers Ferry Road. Property also fronts 87.52 feet on the east side of Powers Ferry Road. Depth: 289.73 feet; Area: 0.6 acre; Land Lot 118, 17th District, Fulton County, Georgia.

OWNER: PHILLIP R. SAIN

APPLICANT: SAME

NPU-A COUNCIL DISTRICT 8

Z-04-49 – An Ordinance to amend Section 16-28.023 of the City of Atlanta Zoning Code concerning the Transfer of Development Rights; and for other purposes.

BY: ZONING COMMITTEE

Z-04-50 – An Ordinance to amend Section 16-10.004 of the City of Atlanta Zoning Code so as to allow banking as an accessory use in the O-I Zoning District, and for other purposes.

BY: ZONING COMMITTEE

DEFERRED CASES:

Z-04-25 – An Ordinance to rezone from the C-1-C (Community Business-Conditional) District to the R-4B (Single-Family Residential) District, property located at **Park Place, N.E.**, fronting approximately 343.43 feet on the southwesterly side of Park Place beginning at the southwest corner of College Avenue. Depth: Varies; Area: 20,827 square feet; Land Lot 212, 15th District, DeKalb County, Georgia.

OWNER: MARGERY M. JENNISON

APPLICANT: ALLAN HOSS

NPU-O COUNCIL DISTRICT 5

Z-03-76 – An Ordinance to rezone from the R-5/HD20L (Two-Family Residential/Inman Park Historic District) District to the PD-H/HD20L (Planned Development-Housing/Inman Park Historic District) District, property located at the **Rear of 1124 DeKalb Avenue, N.E.**, fronting 50 feet on the southwesterly side of Haralson Avenue beginning 190 feet northwesterly from the northwest corner of DeKalb Avenue. Depth: Varies; Area: 1.51 acres; Land Lot 14, 14th District, Fulton County, Georgia.

OWNER: GENE FINK

APPLICANT: COOPER C. PIERCE

NPU-N COUNCIL DISTRICT 2

